

GENERAL INFORMATION

Applicant: Michael Critchfield

Location: 10808 Morris Avenue South

Request: Recreational Vehicle Permit to park and store a 38 foot Class II RV on the driveway more than 8 feet in front of the dwelling and a waiver to screening

Existing Land Use and Zoning: Single Family Residential; zoned R-1

Surrounding Land Use and Zoning: North, east, south and west – Single Family Residential; zoned R-1

Comprehensive Plan Designation: Low Density Residential

HISTORY

City Council Action: July 13, 1964 - Variance to Swimming Pool Ordinance 64-54. (Case 4697A-64)

CHRONOLOGY

Planning Commission Action: 07/07/2016 - Review scheduled.

City Council Agenda: 07/25/2016 - Anticipated.

DEADLINE FOR AGENCY ACTION

Application Date: 05/24/2016

60 Days: 07/23/2016

Extension Letter Mailed: No

120 Days: 09/21/2016

STAFF CONTACT

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PROPOSAL

The applicant requests approval of a Recreational Vehicle (RV) Permit to park and store a 38 foot, pull-behind Class II RV on the driveway more than 8 feet in front of the dwelling and a waiver to the screening requirement. According to the applicant's project description, the trailer is not present on the property from January to April and in September.

Based on the pre-built survey submitted, the principal dwelling is 50 feet from the front property line and 28 feet from the south side property line. The detached garage is 83 feet from the front property line and 5 feet from the south side property line.

ANALYSIS

City Code section 2.14(d) states "if the applicant is unable to obtain written consent of all adjacent and affected residential property owners, the application for outside storage of a recreational vehicle may be submitted to the Planning Commission and City Council pursuant to the provisions of 19.17 through 19.21 of this Code." The applicant received signatures from all adjacent property owners except for the owner kitty-corner across the street at 10817 Morris Avenue South. Therefore, Planning Commission and City Council review is required.

The recreational vehicle is currently parked on the driveway adjacent to the principal home, as close to the south side wall of the house as possible (See Figure 1 and 2). There is a small entry vestibule that juts out from the principal home on the south side, reducing the width of the driveway. Based on the submitted plan, the vehicle is proposed to be stored close to the entry vestibule and as close to the south side wall of the house as possible. Note that the proposed location is farther from the street than the location depicted in Figures 1 and 2.

The City Code allows RVs to be parked in driveways by right provided they do not extend more than eight feet in front of the dwelling. There is room on the driveway to park the RV in a Code compliant fashion. If parked next to the garage, it would extend five to six feet in front of the dwelling. The concern is that parking the RV in this Code compliant spot would block vehicle access to the two car garage. The width of the driveway at its narrowest point (adjacent to the entry vestibule) is approximately 17 feet. Given the eight foot width of the RV, that would leave nine feet of width for vehicles to access the garage. Nine feet is the width of a typical parking stall, which is passable at a slow speed. However, only one of the two garage stalls would be accessible. Making both garage stalls accessible requires pulling the RV away from the garage.

The proposed RV location would extend approximately 22 feet in front of the house and 28 feet from the front property line. There is no screening provided, therefore, a waiver to the screening requirement is also requested.

Access to Code compliant storage locations in the rear yard via the north and south side is impossible without trespassing onto the neighboring property. Also, access to the rear yard

between the home and the garage is impossible due to the vehicle's width. Therefore, the proposed location is the most viable location on the property without partially blocking access to the garage.

When looking north and south along Morris Avenue South, the vehicle is not screened and visible, as shown in Figure 1 and 2.

Figure 1: Looking south along Morris Ave. S. Figure 2: Looking north along Morris Ave. S.



The property owners at 10800, 10809 and 10816 Morris Avenue South and 10809 and 10817 Nord Avenue South have signed a recreational vehicle Consent Form supporting the parking and storage as proposed. The owner at 10817 Morris Avenue South has not signed the recreational vehicle Consent Form.

RECOMMENDATION

In Case PL2016-94, I move to recommend approval of a Recreational Vehicle Permit to park and store a 38 foot Class II RV on the driveway more than 8 feet in front of the dwelling and a waiver to the screening requirement at 10808 Morris Avenue, subject to the conditions and Code requirements attached to the staff report.